



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

Diane M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2208803
Applicant Name: Julie LeDoux
Address of Proposal: 46 Florentia St

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel of land into three unit lots. Proposed unit lot sizes are: Unit Lot A) 1,994 square feet, Unit Lot B) 1,404 square feet and Unit Lot C) 1,404 square feet.

DCLU Project Number 2005514 to establish use and construct a 2-unit townhouse with attached garage (existing single family dwelling to remain) has been approved and issued.

The following approval is required:

Short Subdivision - To divide one parcel of land into three unit lot parcels.
(Seattle Municipal Code Chapter 23.24)

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

 ☐ DNS with conditions

 ☐ DNS involving non-exempt grading,
 or demolition, or another agency with jurisdiction.

BACKGROUND DATA

Site Description

The proposal site is approximately 4,800 square feet and is located in a Multi-Family Residential Lowrise 1 zone (L1) located on Florentia Street between 1st Avenue North and Queen Anne

Avenue North in the Queen Anne neighborhood. Florentia Street is a two-lane paved street with curbs, gutters and sidewalks. A 16-foot wide paved alley to the north abuts the site. The site is currently developed with a single-family structure. Site vegetation includes grass and shrubs. The site is moderately sloped and designated as a potential slide area, which is a City of Seattle designated Environmentally Critical Area (ECA).

Area Development

Zoning and development in the vicinity is mixed between multi-family and single-family but is characterized largely by the multifamily Lowrise 1(L1) zoned block encompassing the project site. To the south of Florentia Street is an area zoned Single-Family (SF5000). Across the alley to the north is an area zoned multifamily Lowrise 3 (L3). In combination, these areas are developed with single-family and multi-family structures.

Proposal Description

The applicant proposes to subdivide one parcel of land into three unit lots. Proposed unit lot sizes are: Unit Lot A) 1,994 square feet, Unit Lot B) 1,404 square feet and Unit Lot C) 1,404 square feet. DCLU Project Number 2005514 to establish use as a 2-unit townhouse and construct a duplex with attached garage (existing single family dwelling to remain) has been approved and issued. Vehicle access for Unit Lots B & C is proposed from the alley.

Public Comments

The public comment period for the proposed project ended on February 19, 2003 and one comment letter was received raising the following concern:

- The neighbor would like to see ample parking provided for the townhouses since street parking is scarce in the neighborhood.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short subdivision shall be approved unless all of the following facts and conditions are found to exist. The findings which follow are based upon information provided by the applicant; review of access, drainage and zoning within the Department of Design, Construction and Land Use (DCLU), review from Seattle Public Utilities, Seattle Fire Department and Seattle City Light, and review by the Land Use Planner.

1. Conformance to the applicable Land Use Code provisions;

The existing parent lot subject to this subdivision conforms to all development standards of the L-1 zone. The parent lot configuration provides adequate buildable area to meet applicable density, setbacks, lot coverage requirements and other land use code development standards. The unit lots proposed by this subdivision conform to the standards for unit lot subdivisions

(SMC 23.24.045) and other code provisions applicable to unit lot subdivisions. Any new development must conform to land use code requirements at the time of application.

2. *Adequacy of access for vehicles, utilities and fire protection as provided in Section 23.53.005;*

Unit lots B & C are provided vehicular access to either Queen Anne Avenue North or Warren Avenue North via a 16-foot wide paved alley. Unit lot A will access off of Florentia Street. The Seattle Fire Department has no objection to the proposed short plat. All private utilities are available in this area. City Light has reviewed the proposal and does require an easement to provide for electrical facilities and service to the proposed lots in addition to the utility easement identified on the proposed short plat, which must be included on the final plat. This short plat provides for adequate access for vehicles, utilities, and fire protection.

The easement identified in the Seattle City Light memorandum, dated February 21, 2003, and “Exhibit A to the City of Seattle Short Subdivision Number 2208803” shall be included on the final plat prior to recording.

3. *Adequacy of water supply, sanitary sewage disposal, and drainage;*

Sanitary Sewer: A public sanitary sewer (PSS) in the alley north of Florentia Street is available to all new parcels.

Drainage: A public storm drain (PSD) in the alley north of Florentia Street is available, via detention, to all proposed parcels. If the project is greater than 5000 SF of new or replaced impervious surface, a comprehensive drainage control plan, prepared in accordance with SMC 22.802.015D and 22.802.020, would be required.

Seattle Public Utilities reviewed the unit lot subdivision application and approved a Water Availability Certificate, No. 03-0190 on February 27, 2003. All conditions on the certificate must be met prior to receiving water service.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

The proposed unit lot subdivision is consistent with relevant L-1 minimum provisions of the Seattle Land Use Code. The proposal meets all applicable criteria for approval of a short plat as discussed in this analysis and decision. Address signage shall be posted such that addresses for all units are visible from Florentia Street. An easement or covenant shall be recorded with the final plat to ensure that the address signage is maintained. The public use and interests are served by permitting the proposed division of land

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*

There is a mapped potential slide area on site which is a City of Seattle Environmentally Critical Area.

6. *Is designed to maximize the retention of existing trees;*

Not applicable, as the development of the subject site is permitted by approval of the associated building permit.

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

Section 23.24.045 of the Seattle Municipal Code provides that under certain circumstances some types of parcels may be created that do not individually meet the zoning requirements for lot size, setbacks, density, and structure width and depth. These are called unit lot subdivisions and may be permitted as long as the development as a whole meets development standards. However, as a result of this subdivision, development on the individual lots may be non-conforming. To assure that future owners have constructive notice that additional development may be limited due to nonconformities, the following statement shall be required to be included as a note on the final short subdivision: "The unit lots shown on this site are not separate buildable lots. Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code, Chapter 23 of the Seattle Municipal Code."

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Prior to Recording

The owner(s) and responsible party(s) shall:

1. Provide final recording forms and fees. Have the final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel or tract created by the short subdivision shall be surveyed in the field and all property corners set in conformance with appropriate state statute. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown, as well as all structures and distances from them to the proposed property lines. All existing

structures, principal and accessory, shall be shown on the face of the plat and their distances to the proposed property lines dimensioned. A licensed surveyor shall stamp the short plat drawings.

2. The Seattle City Light easement described in the Seattle City Light memorandum dated February 21, 2003 and "Exhibit A to City of Seattle Short Subdivision No. 2208803" shall be included on the final plat prior to recording.
3. Insert the following on the face of the plat: "The unit lots shown on this site are not separate buildable lots. Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code, Chapter 23 of the Seattle Municipal Code."
4. Provide an easement or covenant with the final plat to identify the location and to ensure that address signage is provided and maintained in a location visible from Florentia Street.

Signature: (signature on file) Date: April 10, 2003
Bryan C. Stevens, Land Use Planner
Department of Design, Construction and Land Use
Land Use Services